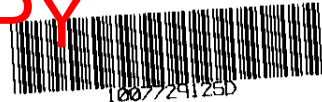


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Doc#: 1007729125 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/18/2010 04:47 PM Pg: 1 of 5

4/5 7205  
2031557  
PREPARED BY:

NC-489019

Joseph Q. McCoy, Esq.  
Perkins Coie LLP  
131 South Dearborn, Suite 1700  
Chicago, Illinois 60603

**AFTER RECORDING RETURN TO:**

Joseph Q. McCoy, Esq. Joseph S Holtzman  
Perkins Coie LLP 111 W. WASHINGTON ST. Ste 1505  
131 South Dearborn, Suite 1700 Chicago, IL 60602  
Chicago, Illinois 60602

DOCUMENTARY TRANSFER TAX is \$ \_\_\_\_\_

Assessor's Parcel No. [see below]

\_\_\_\_\_ unincorporated area \_\_\_\_\_ Cook County  
\_\_\_\_\_ computed on full value of property conveyed, or  
\_\_\_\_\_ computed on full value less value of liens or  
\_\_\_\_\_ encumbrances remaining at time of sale, and  
\_\_\_\_\_ transaction is exempt from transfer tax: Transfer in which the  
transfer price is less than \$100.00

**SPECIAL WARRANTY DEED**

49th Street Partners, LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by Keith Bevans and Natasha Bevans (together, the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Cook County, Illinois and legally described in Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters listed on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

C. J. 5

# UNOFFICIAL COPY

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anyway belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

If any term or provision of this Special Warranty Deed or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Special Warranty Deed or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Special Warranty Deed shall be valid and enforced to the fullest extent permitted by law.

[signature page follows]

City of Chicago  
Dept. of Revenue  
698715

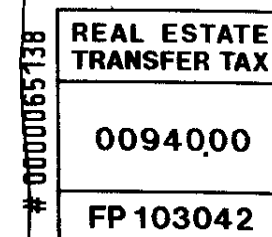
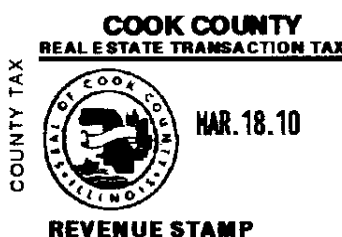
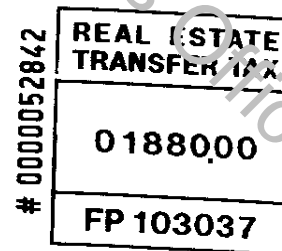
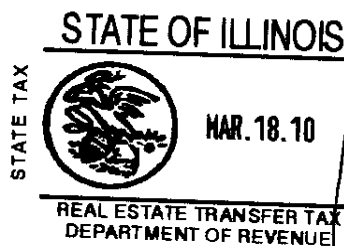
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dr00764



Real Estate  
Transfer  
Stamp

\$19,740.00

Batch 867,360



# UNOFFICIAL COPY

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor as of the  
11th day of March, 2010.

GRANTOR:

**49TH Street Partners, LLC**  
 an Illinois limited liability company

By: [Signature]

Name: Nathan F. Falver

Its: Attorney-in-Fact  
for John J. Keich, sole  
member of 49th Street Partners, LLC

STATE, OF ILLINOIS )

) SS

COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO as attorney in fact for John J. Keich sole member  
 HEREBY CERTIFY that NATHAN FALVER, COOK, personally known to me to be the  
 same person whose name is subscribed to the foregoing instrument as such Manager, appeared  
 before me this day in person, and acknowledged that he signed, sealed and delivered the said  
 instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11 day of March, 2010.

[Signature]

Notary Public

Mail Subsequent Tax Bills To:

Keith V. Ravans  
1126 E 49th St  
Chicago, IL 60615



# UNOFFICIAL COPY

## Exhibit A to Special Warranty Deed

THE EAST 48.6 FEET OF LOT 5 IN BOGUE'S RESUBDIVISION OF LOTS 6, 7 AND 10 IN BLOCK 13 IN LYMAN, LARNED AND WOODBRIDGE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE WEST 1.40 FEET OF LOT 9 TOGETHER WITH THE WEST 1.40 FEET OF THE SOUTH 100.46 FEET OF LOT 8 BOTH IN BLOCK 13 IN LYMAN, LARNED AND WOODBRIDGE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Identification Nos. 20-11-108-030-0000. and 20-11-108-031-0000

Property Address: 1126 E. 49th Street, Hyde Park Illinois

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## Exhibit B to Special Warranty Deed

### Permitted Exceptions

1. Cross Driveway Easement as shown on plat of survey recorded as document 0333744075 (affects the north 10 feet and the east 3.6 feet).
2. Notice of Landmark Designation Kenwood District recorded October 19, 1998 as document 98936934.

Property of Cook County Clerk's Office